

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for \_\_\_\_\_

\_\_\_\_\_ a double faced illuminated 12' x 25' advertising structure (sign).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I/we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract-Purchaser: Lessee:

Legal Owner(s):

Foster & Kleiser

Baltimore & Ohio Railroad

(Type of Firm Name)

(Type of Firm Name)

Signature

Signature

3001 Remington Ave.

100 N. Charles Street

Address

(Type or Print Name)

Baltimore, MD - 21211-235-8820

Baltimore, MD 21202

City and State

Signature

Attorney for Petitioner:

Address

(Type or Print Name)

City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

Name

City and State

Address

City and State

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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

S/S Hollins Ferry Rd., 1,195' E of : OF BALTIMORE COUNTY

Centerline of Hallethorpe Farm Rd., : 13th District

BALTIMORE & OHIO RAILROAD, : Case No. 84-156-X

Petitioner :

## ORDER TO ENTER APPEARANCE

Mr. Commissioners

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Chart, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman

John W. Hession, III

Deputy People's Counsel

People's Counsel for Baltimore County

Rm. 223, Court House

Towson, MD 21204

494-2138

I HEREBY CERTIFY that on this 29th day of November, 1983, a copy of the

foregoing Order was mailed to Baltimore & Ohio Railroad, 100 N. Charles Street,

Baltimore, MD 21202, Petitioner; and Mr. W. R. Walker, Foster & Kleiser, 3001

Remington Ave., Baltimore, MD 21211, Contract Lessee.

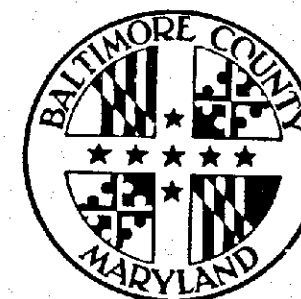
John W. Hession, III

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon : Zoning Commissioner : Date November 30, 1983

Norman E. Gerber, Director : Office of Planning and Zoning

FROM : Office of Planning and Zoning

SUBJECT: Baltimore & Ohio Railroad No. 84-156-X

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director

Office of Planning and Zoning

NEG/JGH/sf



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

November 22, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #94 (1983-1984)  
Property Owner: Baltimore and Ohio Railroad  
S/S Hollins Ferry Rd. 1685' E. from centerline  
Hallethorpe Farm Rd.  
Acres: 15 X 30 District: 13th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved.

A tributary to Patapsco River traverses this property. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

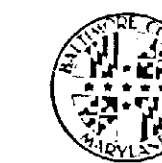
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 94 (1983-1984).

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EM:FWR:ss

cc: Catherine Warfield



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

November 10, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 92, 93, 94, 95 ZAC - Meeting of October 18, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 92, 93, 94, and 95.

Michael S. Flanagan

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 7, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Planning

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. W. Walker  
Foster & Kleiser  
3001 Remington Avenue  
Baltimore, Md. 21211

RE: Item No. 94 - Case No. 84-156-X  
Petitioner - B. & O. Railroad  
Special Exception Petition

Dear Mr. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.

NICHOLAS B. COMMODARI

Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

Mr. W. Walker  
Foster & Kleiser  
3001 Remington Ave  
Baltimore, Md. 21211

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met; the health, safety, and general welfare of the community, not being adversely affected; and in compliance with the findings of the Circuit Court for Baltimore County in Metromedia, Inc. v. Baltimore County, Maryland, et al., in Equity, Docket 142, Folio 255, Case No. 103167 (Raine, C.J.), the special exception should be granted.

Therefore IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23<sup>rd</sup> day of December, 1983, that the Petition for Special Exception for a 12' x 25' double-faced illuminated outdoor advertising structure, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Section 413.5 of the Baltimore County Zoning Regulations.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

*Jan J. Jablon*  
Deputy Zoning Commissioner  
Baltimore County

ORDER RECEIVED FOR FILING

DATE *December 23, 1983*  
BY *May C. [unclear]*

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 13, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 18, 1983

RE: Item No: 92, 93, 94, 95  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

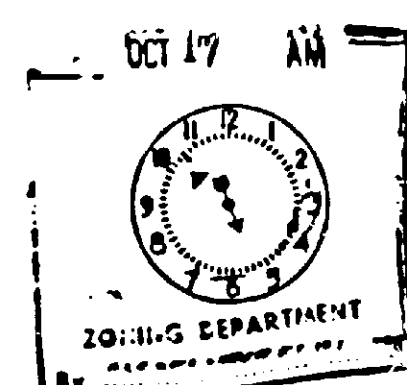
Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/lh



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner  
TO: Office of Planning and Zoning

Date: November 2, 1983

FROM: Jan J. Jablon

SUBJECT: Zoning Variance Items  
Meeting - October 18, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Item #92 - John R. Lucille A. Phillips

Item #94 - Baltimore and Ohio Railroad

Item #97 - Wilbur W. & Anne F. Ellison

Item #99 - Michael J. Svezese, Jr.

*Jan J. Jablon*  
Jan J. Jablon, Director  
BUREAU OF ENVIRONMENTAL SERVICES

1JF/tth

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

December 23, 1983

Mr. W. C. Walker  
Foster & Kleiser  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE: Petition for Special Exception  
S/S of Hollins Ferry Rd., 1,685' E of  
the center line of Halethorpe Farms  
Rd. - 13th Election District  
Baltimore & Ohio Railroad - Petitioner  
NO. 84-156-X (Item No. 94)

Dear Mr. Walker:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jan M.H. Jung*  
Jan M.H. Jung  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204 2586  
494-4500

PAUL H. RENCKE  
CHIEF

November 22, 1983

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore and Ohio Railroad

Location: S/S Hollins Ferry Road 1685' E. from centerline Halethorpe Farm Road

Item No.: 94 Zoning Agenda: Meeting of October 18, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. Hammond*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

*12/30 8:12 AM*

## PETITION FOR SPECIAL EXCEPTION

13th Election District

ZONING: Petition for Special Exception

LOCATION: South side Hollins Ferry Road, 1,685 ft. East of the centerline of Halethorpe Farms Road

DATE & TIME: Tuesday, December 20, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a double faced illuminated 12' x 25' outdoor advertising structure (sign)

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Baltimore & Ohio Railroad, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Date: November 2, 1983

FROM: G. E. Burchett, Chief, Building Plans Review *C.S.B.*

SUBJECT: Zoning Advisory Committee  
Meeting of October 18, 1983

Item #92 See Comments

Item #93 See Comments

Item #94 No Comments

Item #95 See Comments

CEB/vw

## PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE SOUTH SIDE OF HOLLINS FERRY ROAD (70 FEET WIDE) APPROXIMATELY 1685 FEET EAST FROM THE CENTERLINE OF HALETHORPE FARMS ROAD (50 FEET WIDE) AND 60 FEET FROM THE CENTERLINE OF HOLLINS FERRY ROAD AND RUNNING THE FOLLOWING COURSES AND DISTANCES: 1) NORTHEASTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 2) SOUTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 4) NORTHWESTERLY A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

ARNOLD JABLON  
ZONING COMMISSIONER

December 14, 1983

Foster & Kleiser  
c/o Mr. Walker  
3001 Remington Avenue  
Baltimore, Maryland 21211

Re: Petition for Special Exception  
S/S Hollins Ferry Road, 1,685' E  
of the c/l of Haleshorpe Farms Rd.  
Baltimore & Ohio Railroad - Petitioner  
Case No. 84-156-X

Dear Sir:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
g Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 124035

DATE 12/23/83 ACCOUNT R-01-615-000

AMOUNT \$51.75

RECEIVED FROM Foster & Kleiser  
FOR Advertising & Posting Case #84-156-X  
(Baltimore & Ohio Railroad)

C 023\*\*\*\*\*517510 823AA

VALIDATION OR SIGNATURE OF CASHIER

Baltimore & Ohio Railroad  
100 North Charles Street  
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Special Exception  
S/S Hollins Ferry Rd., 1,685' E of the  
c/l of Haleshorpe Farms Rd.  
Baltimore & Ohio Railroad - Petitioner  
Case No. 84-156-X

TIME: 9:30 A.M.

DATE: Tuesday, December 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

cc: Foster & Kleiser  
c/o Mr. W. Walker  
3001 Remington Avenue  
Baltimore, Maryland 21211

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 121541

DATE 10/4/83 ACCOUNT 01-615-000

AMOUNT \$100.00

RECEIVED FROM Foster & Kleiser  
FOR Filing fee for Item #94

C 023\*\*\*\*\*1000010 803AA

VALIDATION OR SIGNATURE OF CASHIER

November 22, 1983

Office of  
**PATUXENT**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

December 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION  
50133

was inserted in the following:

☐ Catonsville Times  
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for one successive weeks before  
the 3 day of December 1983, that is to say,  
the same was inserted in the issues of

December 1, 1983

PATUXENT PUBLISHING CORP.  
By *Arnold Jablon*

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL  
EXCEPTION  
13th Election District

ZONING: Petition for Special Ex-  
ception  
LOCATION: South side Hollins  
Ferry Road, 1,685' E of the  
centerline of Haleshorpe Farms  
Road  
DATE & TIME: Tuesday, Decem-  
ber 20, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing.

Petition for Special Exception  
for a double faced illuminated 12  
x 24 outdoor advertising structure  
(sign)  
All that parcel of land in the  
Thirteenth District of Baltimore  
County

Beginning at a point located on  
the south side of Hollins Ferry  
Road (70 feet wide) approximately  
1685 feet East from the centerline  
of Haleshorpe Farms Road (50 feet  
wide) and 60 feet from the center-  
line of Hollins Ferry Road and  
running the following courses and  
distances: 1) Northeasterly a dis-  
tance of 15 feet to a point, thence  
2) Southeasterly a distance of 30  
feet to a point, thence 3) South-  
westerly a distance of 15 feet to a  
point, thence 4) Northwesterly a  
distance of 30 feet to the beginning  
point.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 1, 1983

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once a week  
of one time before the 20th  
day of December, 1983, the first publication  
appearing on the 1st day of December  
1983.

THE JEFFERSONIAN,  
*L. Frank Simpson*  
Manager.

Cost of Advertisement, \$ 22.75

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-156-X

District 13th Date of Posting Dec 2 - 83

Posted for: Special Exception

Petitioner: Baltimore & Ohio Railroad

Location of property: S/S of Hollins Ferry Road, 1,685' E of the c/l  
of Haleshorpe Farms Road

Location of Signs: South side of Hollins Ferry Road approx. 1700'  
East of Haleshorpe Farms Road

Remarks:

Posted by *M. J. Drake* Date of return: Dec 8 - 83

Number of Signs: 1

